

75-6-3A ✓

68-7

WARRANTY DEED

Know All Men By These Presents

016983

That **CHESTER TUKEY** of Exeter, County of Rockingham and State of New Hampshire and **MARION D. HANRAHAN** of Augusta in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **STEPHEN THOMPSON** of Oakland, County of Kennebec and State of Maine and **THOMAS HACHEY** of Waterville, County of Kennebec and State of Maine, and whose mailing address is 95 College Avenue, Waterville, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said **STEPHEN THOMPSON** and **THOMAS HACHEY**, as tenants in common, their heirs and assigns forever;

TRANSFER
TAX
PAID

A CERTAIN LOT or parcel of land situated on the westerly side of Drummond Avenue, in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:-

Commencing at an iron pin in the westerly line of Drummond Avenue at the northeasterly corner of land now or formerly of the Humane Society-Waterville Area; thence on a magnetic bearing of North 64 -26' East a distance of 380 feet to an iron pin at the southeasterly corner of land now or formerly of Jackson & Willey; thence on a magnetic bearing of North 26 -23' West a distance of 300 feet to an iron pin at the southwesterly corner of land of said Jackson & Willey; thence on a magnetic bearing of North 63 -37' East a distance of 200 feet to an iron pin at the northwesterly corner of land of Jackson & Willey; thence on a magnetic bearing of South 26 -23' East a distance of 300 feet to an iron pin in the westerly line of Drummond Avenue at the northeasterly corner of land of Jackson & Willey, said corner being 200 feet northerly, along the westerly line of Drummond Avenue, of the southeasterly corner of Jackson & Willey; thence on a magnetic bearing of North 63 -37' East a distance of 250 feet to the southeasterly corner of land now or formerly of Doug Cutchins & Brad Nelson; thence on a magnetic bearing of North 60 West along the Cutchins & Nelson southerly line a distance of 808 feet to an iron pin at a northeasterly corner of land now or formerly of Lyle Cutchins; thence on a magnetic bearing of South 34 -13' West along said Lyle Cutchins easterly line a distance of 704 feet to the southwesterly corner of the herein conveyed parcel; thence on a magnetic bearing of South 62 East along a northerly line of Lyle Cutchins and the northerly line of said Humane Society a distance of 397 feet to the point of beginning:

Being a portion of the premises conveyed to the Grantors by deed of Doris Tukey, widow of Clifford Tukey, dated October 31, 1979 and recorded at the Kennebec Registry of Deeds in Book 2253, Page 80.

On January 19, 1984, the Libby Heirs conveyed to Chester Tukey and Marion Hanrahan, by Quitclaim Deed recorded at the Kennebec Registry of Deeds in Book 2746, Page 227, the parcel on the westerly side of Drummond Avenue conveyed to I.C. Libby and Henry B. Goodenough by Martha A. Snell on June 13, 1894 recorded at the Kennebec Registry of Deeds in Book 403, Page 185. The Libby Heirs acquired Henry B. Goodenough's interest by Quitclaim Deed from Goodenough on December 15, 1911 recorded at the Kennebec Registry of Deeds in

G. Daniel Haskell et al (the Libby Heirs), on December 7, 1953 conveyed to Joseph W. Pelletier, a Tukey predecessor, by deed recorded at the Kennebec Registry of Deeds in Book 952, Page 117. That deed description, copied in the next four conveyances, was in error in all but the easterly line along the westerly line of Drummond Avenue.

This new description reflects what I.C. Libby and Henry B. Goodenough acquired from Martha A. Snell in 1894 and is the result of a survey conducted in June 1988 by Richard J. Carey, Registered Land Surveyor.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said STEPHEN THOMPSON and THOMAS HACHEY, their heirs and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said CHESTER TUKEY and MARION D. HANRAHAN have hereunto set their hands and seals this 30th day of July, 1988.

Signed, Sealed and Delivered
in the presence of

Robert M. [Signature]
Bob A. [Signature]

Chester Tukey
CHESTER TUKEY
Marion D. Hanrahan
MARION D. HANRAHAN

STATE OF MAINE
COUNTY OF KENNEBEC

Date: July 30, 1988

Personally appeared the above named CHESTER TUKEY and MARION D. HANRAHAN and acknowledged the above instrument to be their free act and deed.

Before me,

Clyde L. Wheeler
Notary Public
Print Name CLYDE L. WHEELER
My Commission Expires *affy or*
Lacl

RECEIVED KENNEBEC SS.

1988 AUG -2 PM 12:59

ATTEST: *Harriet [Signature]*
REGISTER OF DEEDS